| 067.A | 0005 | 0007.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 666,300 / 666,300 |
| | | | | | USE VALUE: | 666,300 / 666,300 |
| | | | | | ASSESSED: | 666,300 / 666,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 5 | | WOODSIDE LN, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | CARY JOHN D & |
| Owner 2: | GLIDDEN PATRICIA A |
| Owner 3: | |
| Street 1: | 8 COLBY RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FLYNN JUDITH F - |
| Owner 2: | - |
| Street 1: | 5 WOODSIDE LANE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,405 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Clapboard Exterior and 1476 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6405.000 | 237,800 | | 428,500 | 666,300 |
| Total Card | 0.147 | 237,800 | | 428,500 | 666,300 |
| Total Parcel | 0.147 | 237,800 | | 428,500 | 666,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.42 | /Parcel: 451.4

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 129088
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

## PREVIOUS ASSESSMENT

Parcel ID: 067.A-0005-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 237,800 | 0 | 6,405. | 428,500 | 666,300 | 666,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 178,300 | 0 | 6,405. | 434,600 | 612,900 | 612,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 178,300 | 0 | 6,405. | 324,400 | 502,700 | 502,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 178,300 | 0 | 6,405. | 293,800 | 472,100 | 472,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 178,300 | 0 | 6,405. | 281,600 | 459,900 | 459,900 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 174,000 | 0 | 6,405. | 238,700 | 412,700 | 412,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 174,000 | 0 | 6,405. | 226,500 | 400,500 | 400,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 170,500 | 0 | 6,405. | 215,500 | 386,000 | 386,000 | | 12/13/2012 |

!5838!

PRINT: Date 12/10/20 | Time 20:40:32

LAST REV: Date 07/31/19 | Time 11:38:35 | apro

## SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5838

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FLYNN JUDITH F, | 59487-51 | | 7/10/2012 | | 375,000 | No | No | | |
| | 18477-88 | | 8/1/1987 | | 146,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 129088 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/31/2012 | 954 | Redo Kit | 13,000 | | | | | |
| 12/9/1998 | 857 | Addition | 95,000 | | | | | ADD 2ND FLOOR |
| 9/4/1996 | 436 | Manual | 2,100 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/7/2018 | MEAS&NOTICE | CC | Chris C |
| 3/20/2009 | Meas/Inspect | 189 | PATRIOT |
| 12/11/1999 | Inspected | 264 | PATRIOT |
| 11/10/1999 | Mailer Sent | | |
| 11/8/1999 | Measured | 163 | PATRIOT |
| 6/28/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6405 | | Sq. Ft. | Site | | 0 | 70. | 0.96 | 5 | | | | | | | | | 428,506 | | | | | | 428,500 | |

Total AC/HA: 0.14704 | Total SF/SM: 6405 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,506 | Spl Credit | Total: 428,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 05 - Garrison | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1950 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 5 - Lino/Vinyl | | |
| Sec Floors: | 3 - Hardwood | 50 | % |
| Bsmnt Flr: | | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99500000 |
| Adj $ / SQ: | 181.339 |
| Other Features: | 77000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 344656 |
| Depreciation: | 106843 |
| Depreciated Total: | 237813 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | 1998 |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

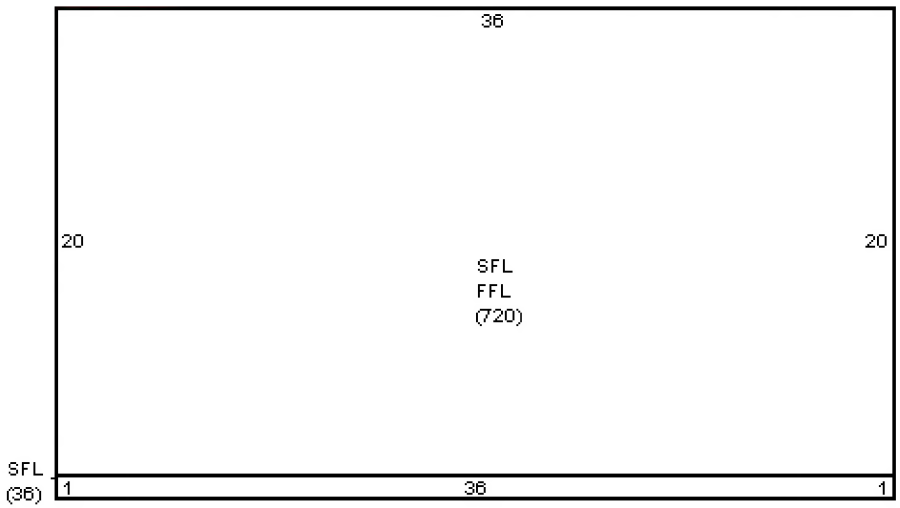
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 181.34 |
| Special Features: | 0 | Val/Su Net: | 161.11 |
| Final Total: | 237800 | Val/Su SzAd | 161.11 |

## SKETCH




4

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 756 | 181.340 | 137,092 |
| FFL | First Floor | 720 | 181.340 | 130,564 |
| | Net Sketched Area: | 1,476 | Total: | 267,656 |
| Size Ad | 1476 | Gross Are | 1476 | FinArea 1476 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

067.A-0005-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

More: N | Total Yard Items: | Total Special Featues: | Total: